

Daily Eagle

AMERICAN HOMES.

OUR CLIMATE TO BE CONSIDERED
WHEN WE BUILD.Some Things Which We Must Do With-
out—Trees and Wall Vines—Old Country
Seat—Demolished—Drainage—Material.
Locality—Style.

It is amusing to hear a man or woman who has crossed the ocean ridicule our country dwelling houses and compare them with the picturesqueness of the English cottage, of the German farmhouse, the vine-covered walls, the windows projecting from the roof, the low height, the shadow, the quiet tone about them and the irregular form. They would give all the stately, formal villas of this country for one little ivy-grown or red-roofed cottage in an English landscape. But we have a great German village. But experience teaches that a country's architecture is, to a large degree, a necessary fruit and outcome of its circumstances. We have a peculiar and difficult climate here and must, first of all, consider it in our building. There is the heat of the tropics in the summer, and the almost Arctic cold in the winter. We cannot have low houses here, for the rooms would be intolerable in summer. Low, sharp-gabled cottages, with dormer windows in the roof, are, no doubt, picturesque, but they mean hot chambers under the roof and low, close sitting rooms. Even if an air chamber be secured between the roof and the bed room, still the upper rooms, in such climates, we have now, would be almost unendurable. We must have houses high between floors, and the bed room well separated from the roof.

TREES AND WALL VINES.

Then another element of the picturesque is the deep shade and thick vines overclimbing the walls. But our experience shows that sun and air are indispensable for health in a house, and we are compelled more and more to plant trees at a little distance, securing shade by piazzas or balconies and allowing the sun free play on roofs and walls. A moderate use of wall vines is, of course, permitted under these conditions, but any excessive draping with ivy or creepers breeds insects and increases dampness. The constant liability to malaria, of course, modifies all our modes of building and compels us to admit sun and air. Indeed it will be noticed now in England that all the old country seats have been enlarged and remodeled, and built much more in the American or French style than formerly, with airy chambers, high ceilings and much openness to the sun, and summer balconies for shade.

The regular form of English houses is a historical feature, a result of growth. It appears here sometimes where an old country seat has been enlarged and remodeled, and is wonderfully attractive. I live in such a house, and while I enjoy it and am proud of it, I must confess that it is exceedingly inconvenient. It requires great expense in the care, lighting, warming and drainage. The cheapest of all houses is the one that is built much more in the American or French style than formerly, with airy chambers, high ceilings and much openness to the sun, and summer balconies for shade.

In this country the first thing for a householder to consider, before all ornamentation or architectural effect, is drainage. He must see to it that his water pipes and drain pipes are well protected from the frost, that the traps are close, and that the outflow is unimpeded. In all small households it is the part of wisdom to place the water pipe behind the kitchen chimney, which is always warm, and to have but one angle and no cross pipes to any bedroom. So fatal are the return gases from a drain, that it is safer to keep up the old country custom of bowl and pitcher in the bedroom, and obtain all the water from but one place, the bath room, which should be entirely separated from the bedroom. It is believed by physicians that one of the most prolific sources of diphtheria and all foul-air diseases is the return gas through the Croton water drains.

In regard to material, it is doubtful if anything is more suitable for the climate than wood with "brick filled in." This is dry and warm. But in every locality there are peculiar, and often beautiful, building stones, which could be combined with wood in the Swiss chalet style with very pretty effect. Yet small house builders will find that every deviation from the ordinary style is expensive. Some alone seem often damp and, for some unknown reason, not so completely water tight. A red roof is a very pretty feature, but if of tile or slate it is expensive, and if of shingles, exposed to rot. It seems a pity that the modern black and blue slate is so much taking the place of shingles in country houses. Piazzas are the great necessity in this climate, and the prettiest feature in our architecture. They should not, however, be built on the south side of the building, and on the west should not be so broad as to exclude all winter sun. A balcony for an open air breakfast would be an exceedingly pretty feature in our best villas.—Boston Budget.

It Was All Foolishness.

He was rather sentimental, and he and his friend were in the park. A little way off two ladies were seated. One of them was very pensive, and extremely pretty. She was resting her cheek on her hand, and her eyes were full of far-off contemplation.

"She is pretty, isn't she?" said he. "By Jove, I'm falling in love with that girl. I wonder who the fellow is she's thinking about! I say, wouldn't it be pleasant to think a pretty girl like that could sit and dream about you as she's dreaming about somebody?"

So they walked slowly past. The maiden was still wrapped in contemplation, and, as they passed, her companion said, quite distinctly:

"Now, Emily, this is all foolishness. Let's go in to Dr. — and let him take the teeth out."—San Francisco Chronicle.

Modern Proverbs from Shakespeare.
All the simple proverbs used in our every-day work and life are drawn from Shakespeare. A few of them are:

Shakespeare—
The sun shines hot, and if we do delay
Cold biting winter more our hopes for hay.
Modern form—Make hay while the sun shines.

Shakespeare—
What fever imparts, that men must needs abide,
It bears not to resist both wind and tide.
Modern form—Wind and tide wait for no man.

Shakespeare—
Tis the more honor, because
More dangerous.
Modern form—The place of honor is the post of danger.

Shakespeare—I will arm me, being thus
Forewarned.
Modern form—Forewarned, forearmed.

Shakespeare—Both of you are birds of soft-
some feather.
Modern form—Birds of a feather flock together.

Shakespeare—Strike now or else the iron
cools.
Modern form—Strike while the iron is hot.

Shakespeare—
That would be a ten days' wonder at the least;
That's a day longer than a wonder lasts.
Modern form—A nine days' wonder.

Shakespeare—The common people swarm
like summer flies.
Modern form—Swarm like flies.

Shakespeare—And I forgive and quite for-
get old faults.
Modern form—Forgive and forget.

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City Property.

- No. 1558. House, 8 rooms, two stories; pantry, closets, etc. 212 lots, Ida avenue, Hyde's add. \$4,200.
- No. 1556. 5 lots Ash street, Park Place add, \$500 each, size of lots 50x140.
- No. 1554. 4 lots on Fairview ave. Louck's add. \$500 each.
- No. 1552. House of four rooms, cellar, barn and outbuildings. Size of lot 50x156; Price \$2,800.
- No. 1553. House of four rooms, outbuildings and barn, fenced, good shade; Waco st. between 1st and 2d. Price \$4,000.
1546. House of 7 rooms, with two acres of ground on Frisco Heights. Apple, peach and cherry trees, all bearing. Price \$6,000. A bargain.
- No. 1545. 2-1/2 acre lot, Hillside ave. College Hill add. \$3,000. Cheap.
- No. 1480. House of 4 rooms on Wabash ave, 50 foot lot, Mathewson's 2d addition. Price \$2,100.
- No. 1477. Two story house, 6 rooms, closets, good cellar, stable and coal house. Patti ave. Hyde's add. Price \$3,600.
- No. 1510. House of 5 rooms on Topeka ave, north, lot 60x140. Price \$5,000.
- No. 1507. 2 lots Fourth ave. North Park add. Price \$550.
- No. 1506. 4 lots on N. Main. Price \$1,300.
- No. 1505. 1 lot 105x140 with house of 5 rooms in Greifmistein's 3d add. Fruit trees bearing. Price \$8,000.
- No. 1502. 1 lot on south Lawrence, Zimmerly's add, \$825.
- No. 1500. 2 lots on North Main, Hyde & Ferrell's add. Price \$1,500.
- No. 1496. House 6 rooms, lot 50x140, Mathewson's add. Price \$2,900.
- No. 1494. 2 lots on E Douglas ave. Smith's add. Price \$12,500.
- No. 1493. 10 lots Chautauqua add. Price \$2,100.
- No. 1492. Two lots with house of 5 rooms, cellar and outbuildings. Washington ave. Price \$3,000.
- No. 1491. 5 lots on Hydraulic ave, in Burns' add, \$400 each.
- No. 1489. Lot 40x204 on 5th ave, 3 room house, outbuildings and stable for 8 head of horses, fruit trees. Price \$1,500.
- No. 1490. 3 lots on Emporia ave south. Price \$1,000.
- No. 1484. House of six rooms on north Main, with barn and outbuildings. Price \$6,000.
1483. 12 lots on Mosley ave. east front, Jocelyn's add, \$150 each.
- No. 1527. 3 lots 150x140, Mosley ave, Mead add, 2 houses rented, good sidewalk, and trees. Price \$9,000.
- No. 1524. Basin as lot on south Main, \$9,000.
- No. 1520. 2 lots 50x140 Grove ave, Park Place add, \$525 each.
- No. 1519. 8 lots Emporia ave, 2 houses, 4 and 5 rooms, good shade. Price \$3,000.
- No. 1518. 5 lots on Main, English's 7th add. Price \$1,100.
- No. 1517. 9-1/2 acres on Hydraulic ave. Price \$10,000.
- No. 1412. 4 room house with 2 acres of ground, Cleveland ave, Greifmistein's add. good cellar and outbuildings, small fruit of all kinds, price \$5,000.
- No. 1543. 3 lots 25x140 each on Dodge ave, Lawrence 2d add, W. Wichita, \$375 each.
- No. 1542. 10 acres cor Central and Olive ave, Keystone add, \$3,500.
- No. 1541. 2 lots Lincoln st add, Patti ave, \$300 each.
- No. 1575. 3 lots on Wichita st, Lewallen's add, \$550 each.
- No. 1537. 30 acres near College Hill, \$800 per acre.
- No. 1533. House 4 rooms, 2 lots 30x140 each, Topeka ave, Hilton's add \$4,500.
- No. 1531. 2 lots 30x140 Water st. \$1,000 each.
- No. 1530. 1 lot cor Oak and Water st, \$1,000.
- No. 1574. New house of six rooms on New York ave, Mathewson's add, \$1800.
- No. 1573. Eleven lots in Chautauqua add \$200 each.
- No. 1571. Six lots on Jackson ave. \$2,500.
- No. 1563. 4 room house on Mead ave, Hilton's add, pantry, closets and outbuildings, rented at \$15 per month. Cheap at \$1,500.
- No. 1564. 1 lot 500x303 feet, Grand View add, \$2,500.
- No. 1560. 3 lots north Market st, east front, Hyde & Ferrell's add, \$900 each.
- No. 1559. 93x144 1-2 feet Lawrence ave north, \$3,700.

FARMS.

- No. 2573. Half section 15 miles west, well improved, house 4 rooms, barn, hedged and cross-hedged, living water, 5 acres of orchard. Price \$8,500.
- No. 2571. 160 acres 5 miles northwest of Garden Plains, with good house, barn, granary, 100 acres under cultivation; living spring. Price \$4,100.
- No. 2567. 80 acres near town, adjoining College Hill, price \$200 per acre.
- No. 2559. 320 acres of splendid land on the Cowskin, 200 acres in cultivation, house 3 rooms, good barn and granary, hedged and cross hedged, splendid orchard. Price \$50 per acre.
- No. 2546. 80 acres n.w. cor. of Wichita, 5 miles, all good land, partly fenced. Price \$65 per acre.
- No. 2538. 280 acres east of Wichita 5 miles, good house, stable and outbuildings, 120 acres fenced, 8 acres in orchard, splendid farm. Price \$10,000.
2529. 160 acres 8 miles northwest of Wichita, 150 in cultivation, good house and outbuildings, wind pump, splendid fruit. Price \$50 per acre.
- No. 2515. 640 acres of land adjoining the Jewett stock farm, 120 acres under cultivation, living water, good house, 6 rooms, barn, corral and good land. Cheap at \$10,000.
- No. 2507. 5, 10 or 20 acre tract north of Wichita 3-1/2 miles at \$200 per acre.
- No. 2516. Quarter section 15 miles southwest of Wichita near Goddard, house three rooms, stable, granary, all hedged, watered by Spring creek. Cheap at \$30 per acre.
- No. 2505. 120 acres northeast of Wichita, 4 1/2 miles, house 3 rooms, stable, 50 acres under cultivation, mostly bottom land, good building site on the farm commanding a view over the town. Price \$10,000.

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